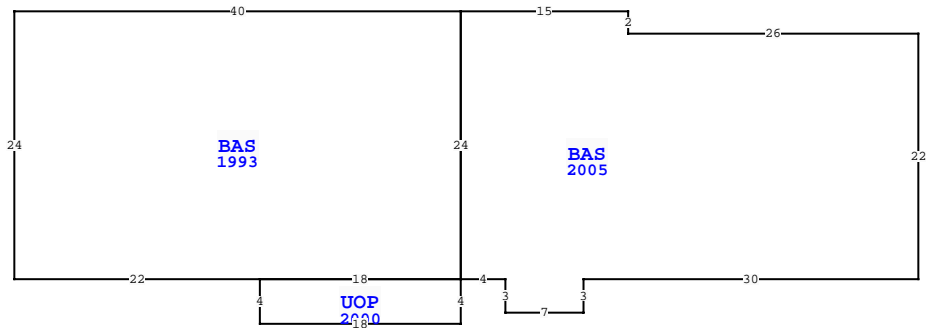


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	09 PINE WOOD 30
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1		1,927	80.8500	72.97	140,613	1958	1971	0	0	26.25	73.75		
1 SINGLE FAM - 100% - 2003 Heated Area: 1913 HX Base Yr 2003													



Quality	03 Quality Level 03			
DOR CODE	5000 IMPROVED AG			
MAP NUM	MKT AREA 09			
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	51,663
BAS	953	100	953	51,286
UOP	72	20	14	754
TOTALS	1,985		1,927	103,702

3462 CR 108, HILLIARD

BLD DATE		LGL DATE	06/13/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0910	SCRN RM L	0	100	15	9		15.00	15.00	100	1990	1990	3	20	405	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			103,702
TOTAL MARKET OB/XF VALUE			405
TOTAL LAND VALUE - MARKET			288,800
TOTAL MARKET VALUE			154,710
SOH/AGL Deduction			53,342
ASSESSED VALUE			101,368
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			51,368
TOTAL JUST VALUE			392,907
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH054629	MH MOVE-ON	0	06/01/2005
M0509854	H/AC	0	06/01/2005
P0509637	OTHER	0	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1999/0111	8/25/2015	WD	U	I	37	1,000
GRANTOR: THOMAS BRENDA & JAMES						
GRANTEE: BELL DANIEL RAY JR						
0961/1942	12/14/2000	PR	U	I	09	100
GRANTOR: THOMPSON TERESA & VIC						
GRANTEE: BELL DANIEL RAY JR						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2005] W26 N2 W15 BAS=[YR=1993] W40 S24 E22													
UOP=[YR=2000] S4 E18 N4 W18\$ E18 N24\$ S24 E4 S3 E7 N3 E30													
N22\$ .													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	33.50	AC		1.00	1.00	1.00	410.00	410.00	13,735							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	10.26	AC		1.00	1.00	1.00	550.00	550.00	5,643							
4	005902	A	HARDWOOD SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	175.00	175.00	1,225							
5	009910	M	MKT. VAL. AG	0			0.00	0.00	51.76	AC		1.00	1.00	1.00	5,000.00	5,000.00	258,800							